

The Corporation of the Township of Southgate
By-law Number 2026-038

Being a By-law to amend Zoning By-law No. 19-2002, of the Township of Southgate

Whereas the Council of the Corporation of the Township of Southgate deems it necessary to pass a by-law to amend Zoning By-law No. 19-2002; and

Whereas pursuant to the provisions of Section 34 of the Planning Act, R.S.O. 1990, as amended, by-laws may be amended by Councils of municipalities.

Now therefore be it resolved that the Council of the Corporation of the Township of Southgate enacts as follows:

1. That Schedule "40" to Zoning By-law No. 19-2002 is hereby amended by changing the zone symbols on a portion of the lands described as Concession 6, Lot 33 in the Township of Southgate and shown on Schedule "A", affixed hereto, from Agricultural-1 (A1) Zone to Agricultural-1 Exception 601 (A1-601) Zone.
2. By-law No. 19-2002 as amended is hereby amended by adding the following provisions to the end of Section 33 of the Zoning By-law:

33.601 Permitted Uses for any lands zoned Agricultural -1 Exception 601 (A1-601):

- (a) Agricultural related use involving weighing, drying, handling, storing, processing, shipping and receiving grains and related farm products.
- (b) Uses permitted in Section 6.1 (a) in an Agricultural 1 (A1) Zone

Regulations for permitted uses in Section 33.601 (a)

- (a) Shall be the same Regulations set out in Section 6.2 of the Zoning By-law for such uses permitted in Section 33.601 (a) as well as the following:
 - i. Maximum Zoned Area within which all buildings and structures for the Agricultural related Use shall be located:
24,100 square meters
 - ii. Minimum Setback from the Front Lot Line for all Agricultural-related Use Buildings and Structures:
120 metres
 - iii. Minimum Setback from an Interior Lot Line for all Agricultural-related Use Buildings and Structures
65 metres to west lot line
250 metres to east lot line
3. That Schedule "A" and all other notations thereon are hereby declared to form part of this by-law; and
4. This by-law shall come into force and take effect upon being passed by Council subject to any approval necessary pursuant to the Planning Act R.S.O. 1990, as amended.

Read a first, second, and third time and finally passed this 15th day of April 2026


Brian Milne – Mayor


Lindsey Green – Clerk

Explanatory Note

This by-law amends zoning on lands at 106438 Southgate Road 10 legally described as Concession 6, Lot 33 from an Agricultural 1 (A1) Zone to an Agricultural-1 Exception 601 (A1-601) to permit Agricultural-related Use involving weighing, drying, handling, storing, processing, shipping and receiving grains and related farm products. Other uses already permitted in the A1 zone will continue to be allowed.

Regulations in the A1-601 Zone specify a Maximum Zoned area for the Agricultural-related use of 24,100 square meters, and minimum setbacks of structures associated with the Agricultural-related Use from a front lot line of 120 metres and 65 metres from the west lot line and 250 from the east lot line. Existing regulations in the A1 zone would continue to apply. The effect of the amendment is to allow the Agricultural-related Use to expand and provide service to area farms.

The Township of Southgate Official Plan designates the subject lands Agricultural, Rural, and Hazard Lands.

Schedule "A"

By-Law No. 2026-038

Amending By-Law No. 19-2002

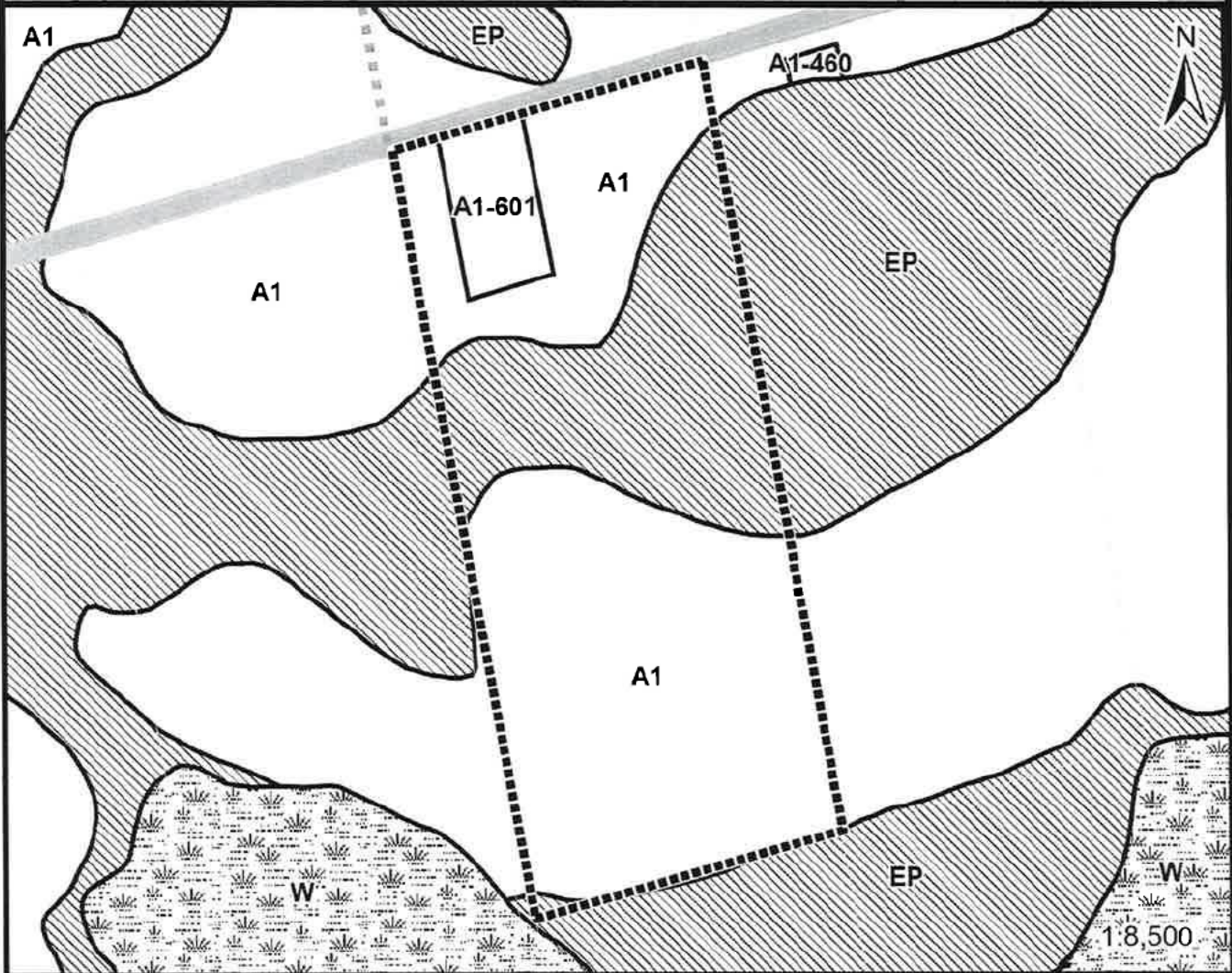
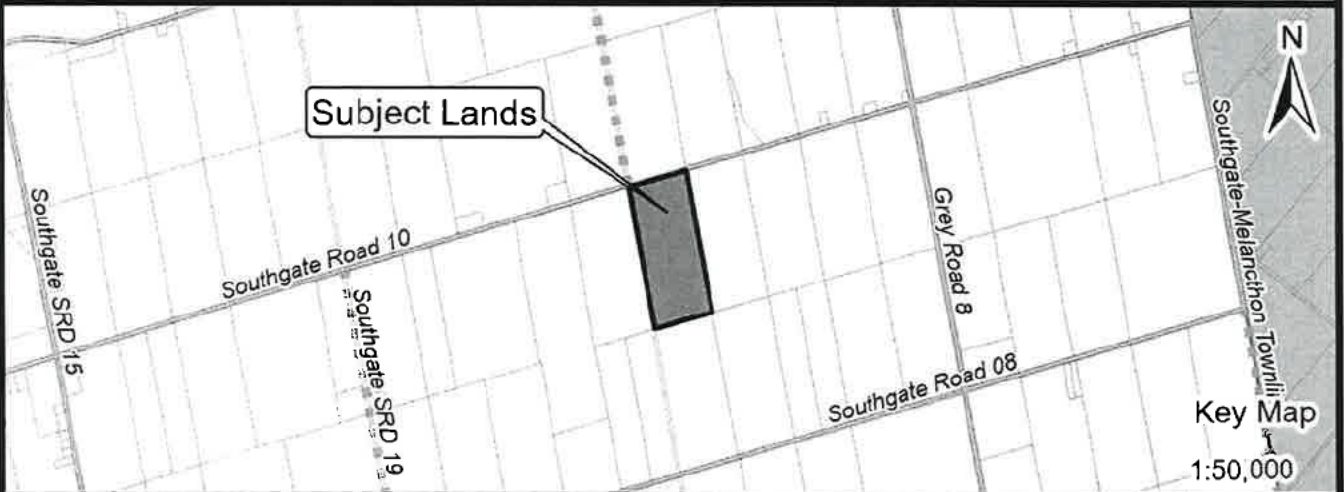
Township of Southgate

Date Passed: April 15, 2026

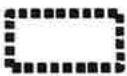
Signature

Brian Milne, Mayor

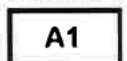
Lindsey Green, Clerk



Legend



Subject Lands



Agricultural



Environmental Protection



Wetland